IN RE: PETITIONS FOR SPECIAL HEARING * NW/S Harford Road, 25 ft. SW of c/l Linwood Avenue OF BALTIMORE COUNTY 7920 Harford Road 9th Election District CASE # 91-307-SPHX 6th Councilmanic District

Fred C. Yoo, et ux Petitioners

********** FINDINGS OF FACTS AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to Petition for Special Exception, permission to use the herein described property for a full service automotive service garage and, pursuant to the Petition for Special Hearing, approval for a change in the use of 7920 Harford Road from a gasoline service station to a full service automotive garage, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Fred Yoo, appeared and testified and was represented by Robert W. Taylor, Jr., Esquire. Also appearing on behalf of the Petitioner was Jim McKee, Civil Engineer. Appearing and testifying as Protestants were Leo Minton, Gerald Selig, Michael Amick and Linda Romans.

Testimony indicated that the subject property known as 7920 Harford Road consists of .1362 acres +/_ zoned B.L.-C.C.C. and is currently improved with a one story structure that has been used as a gas station and various automobile related service enterprises.

Testimony indicated that the Petitioner is desirous of converting the subject site into a full service automobile service garage to be in operation six days per week.

The Petitioner testified that he averages five to ten vehicles per day and that the turn around on vehicles is usually one day. He indicated,

Baltimore County Government

Zoning Commissioner
Office of Planning and Zoning

RE: Petitions for Special Hearing and Special Exception

Enclosed please find the decision rendered in the above captioned

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the

case. The Petitions for Special Hearing and Special Exception have been

date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to

Fred C. Foo, et ux, Petitioners

denied in accordance with the attached Order.

contact our Appeals Clerk at 887-3391.

April 18, 1991

/Zoning Commissioner

for Baltimore County

111 West Chesapeake Avenue

Robert W. Taylor, Jr., Esquire

Case #91-307-SPHX

401 Allegheny Avenue Towson, Maryland 21204

Dear Mr. Taylor:

cc: Peoples Counsel cc: Petitioner

cc: Protestants

Towson, MD 21204

887-3353

however, that some vehicles may remain on his property two to three days while awaiting parts. He indicated that the site will employ two individuals, one mechanic and one helper. Mr. Yoo testified that the garage would be open six days per week, 7:00 A.M. to 6:00 P.M. Monday thru Friday and one-half day on Saturdays. Mr. Yoo also testified that the garage would specialize in minor automotive repairs and would handle no body/fender type

Messrs. Leo Minton, Gerald Selig, Michael Amick and Ms. Linda Romans, Protestants, testified and concurred in their concerns regarding the requested relief.

The Protestants testified regarding the noise and fumes that have emanated from this site from prior owners. Mr. Minton testified that his property adjoins the subject site and that, on occasions, he has detected the odor of gasoline fumes within his home. Testimony also indicated that prior owners of this site have used Linwood Avenue as a "testing strip" for the cars that they are repairing. There are many children living along Linwood Avenue and the Protestants were concerned about their safety. The Protestants were also concerned about the noise from the running engines and the limited parking in the neighborhood.

Petitioner's Exhibit No. 1 clearly indicates there are only three available parking spaces on the subject lot. The Petitioner testified that he will have two employees on the site, leaving only one parking space for customers. The Petitioner testified that he expects five to ten vehicles per day for service, some of which may remain on the premises two to three days awaiting for parts. Linwood Avenue is a one-way thoroughfare with no on-street parking immediately adjacent to the subject site. Parking along Harford Road is limited and metered, where available.

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-307-5PHX

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a change in the use of 7920 Harford Road from a gasoline service station to a full service automotive garage.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon fil-ing of this Petition, and further agree to and are to be bound by the zoning regulations and restric-tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

#274

Legal Owner(s): Contract Purchaser: FRED C. YOO Same as Legal Owner (Type or Print Name) (Type or Print Name) Jul C Gui Signature SOUNG O. YOO City and State Attorney for Petitioner: 3615 Stansbury Road Robert W. Taylor, Jr. (Type or Print Name) Phoenix, Maryland 21131 Name, address and phone number of legal owner, contract purchaser or representative to be contacted 401 Allegheny Avenue ROBERT W. TAYLOR, JR. Towson, Maryland 21204 City and State

Name
401 Allegheny Ave.

Attorney's Telephone No.: (301) 337-0900 Towson, Maryland 21204 337-0900

day of April 1991, at 9:30 o'clock

1 Plat 11.

msk - 1/9/41 acail any time Est. time - the to 45 min

Z.C.O.-No. 1

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). Clearly, the Petitioner has not met this burden. The Petitioner candidly recognized the potential parking problem this site represents. The Petitioner testified that he has a similar site on Belair Road and that he could shuttle vehicles from the subject site to his Belair Road site when parking was not available. The practical application of this suggestion is questionable at best. The only on-street parking immediately adjacent to the subject property is metered parking along Harford Road. Again, the Petitioner's testimony indicated that many of those spaces are utilized by the employees of the various businesses along Harford Road. The Petitioner has simply not shown that the proposed use would be conducted without real detriment to the neighborhood without adversely affecting the public interest. The facts and circumstances clearly show that the proposed use at this particular location described on Petitioner's Exhibit No. 1 would have an adverse impact above and beyond that inherently associated with such a special exception use. (See generally, Schultz v. Pritts, 432 A2d, 1319

The proposed use will be detrimental to the health, safety and general welfare of the locality and will tend to create congestion in the roads and streets. Granting the requested relief would be inconsistent with the spirit and intent of the B.C.Z.R. Therefore, the requested relief, pursuant to the Petitions for Special Exception and Special Hearing must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on the Petitions for Special Exception and Special Hearing held, and for the reasons given above, the relief requested should be denied

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 19 day of (1916), 1991 that, pursuant to Petition for Special Exception, permission to use the herein described property for a full service automotive service garage, as indicated on Petitioner's Exhibit No. 1, is hereby DENIED; and, IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hear-

ing, the requested approval for a change in the use of 7920 Harford Road from a qasoline service station to a full service automotive garage, as indicated on Petitioner's Exhibit No. 1, is hereby DENIED.

Zoning Commissioner fo

cc: Peoples Counse!

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-307-SPHX The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the Herein described property for a full service automotive service garage.

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Zoning Commissioner of Baltimore

274

Contract Purchaser:	Legal Owner(s):	
Same as legal owner	Fred C. Yoo	NESD
(Type or Print Name)	(Type or Print Name)	مهد تر <u>د درا</u> در مر
	That C Box	
Signature	Signature	9
	Soung 0. You	
Acdress	(Type or Print Name)	4:
	Signature (CK - 1)	: / */
City and State	Signature	
Attorney for Petitioner:		τ,
Robert W. Taylor, Jr.	3615 Stansbury Road	
(Type or Print Name)	Address Phone ?	No.
Phi ale dono	Phoenix, Maryland 21131	
Signature Signature	City and State	
401 Allegheny Avenue	Name, address and phone number of legal owner, con-	
Address	tract purchaser or representative to be contacted	
Towson, Maryland 21204	Robert W. Taylor, Jr.	
City and State	Name	
Attorney's Telephone No.: (301) 337-0900	337-	0900
	Address Phon	e No.

(1981).

91-307-5PHX

January 8, 1991

ZONING DESCRIPTION 7920 HARFORD ROAD NINTH ELECTION DISTRICT BALTIMORE COUNTY. MARYLAND

Beginning for the same at a point situated at the intersection of the western most right-of-way line of Harford Road, being 60 feet wide, and the southern most right-of-way line of Linwood Avenue, being 40 feet wide, thence leaving said point and running with and binding on the westernmost right-of-way line of Harford Road South 36° 07' 35" West 100.14 feet to a point; thence leaving said right-of-way line and running North 44° 42° 10° West 62.00 feet to a point; thence a point; thence North 38° 23° 56° East 99.58 feet to a point being situated on the southernmost right-of-way line of Linwood Avenue; thence running with and binding on said right-of-way line South 44° 42° 10" East 58.00 feet to the point of beginning. Containing 5,931 square feet or 0.1362 acres of land, more or less. Being known as 7920 Harford Road.



274

Posted for Special Exception + Honing Politices: Fred C. JOO, - Tux
Location of property: NMS Horford Rd, 25 SW Air Wood Nov.
7920 Horford Rd proporty of Petition **CERTIFICATE OF PUBLICATION** THIS IS TO CERTIFY, that the annexed advertisement was publish-

on 3-7,1991

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

ed in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES

91-307-51244

weeks, the first publication appearing on _

The state of the s

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive

THE JEFFERSONIAN.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

DATE: 3/12/9/

Fred and Soung Yoo 3615 Stansbury Road Phoenix, Maryland 21131

Mi/S Harford Road, 25' Sid of c/l Linecod Avenue 7920 Herford Road 9th Election District - 6th Councilmenic Petitioner(s): Fred C. Yoo, et ux HEARTHG: HEDNESDAY, APRIL 3, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$/16.34 is due for advertising and posting of the above

ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE

set(s) to the Zoning Office, County Office Building, 111 W. Chesspeeks Avenue, Room 113, Touson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

receipt

February 14, 1991

Baltimore County will hold a public hearing on the property identified herein in Room 106 of the

NOTICE OF HEARING

91-307-SPHX MM/S Harford Road, 25' SW of c/l Linmond Avenue 9th Election District - 6th Councilmenic Petitioner(s): Fred C. Too, et ux HEARING: WEDNESDAY, APRIL 3, 1991 at 9:30 a.m.

Special Hearing to approve a change in the use from a gasoline service station to a full service automotive garage. Special Exception for a full service automotive service garage.

cc: Fred C. Yoo, et ux Robert W. Taylor, Jr., Esq. Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this

23rd day of January, 1990.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Fred C. Yoo, et ux Petitioner's Attorney: Robert W. Taylor

CHROCO HEROTHIS GEES.

The Harr OF OWNER UNLNOWER

-80 POSTING SIGNS HOWEFILSING : - -

0.15

39100088

PRIM

TOTAL: \$117.09

04A04#0040M1CHRC \$116.04 ase Make Checks Payable Te: Baltimere QdvsQ009: 30AHU4-U3-91

paleon

1.00.91 H9100204 PUBLIC HEARING FEES 1040 HERELIAL MEARING HOTHER.

-050 SPECIAL EXCEPTION - i - Y - - | #175.56) TOTAL: ±5000.co CLACK MADE OF OWNERS DOESNUTED

> Please Make Checks Payable To: Baltimore Ggutto02:23PH01-09-91 \$350.00 NEXT BUSINESS DAY

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

March 26, 1991

Robert W. Taylor, Esquire 401 Allegheny Avenue Towson, MD 21204

> RE: Item No. 274, Case No. 91-307-SPHX Petitioner: Fred C. Yoo, et ux Petition for Special Hearing and Special Exception

Dear Mr. Taylor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

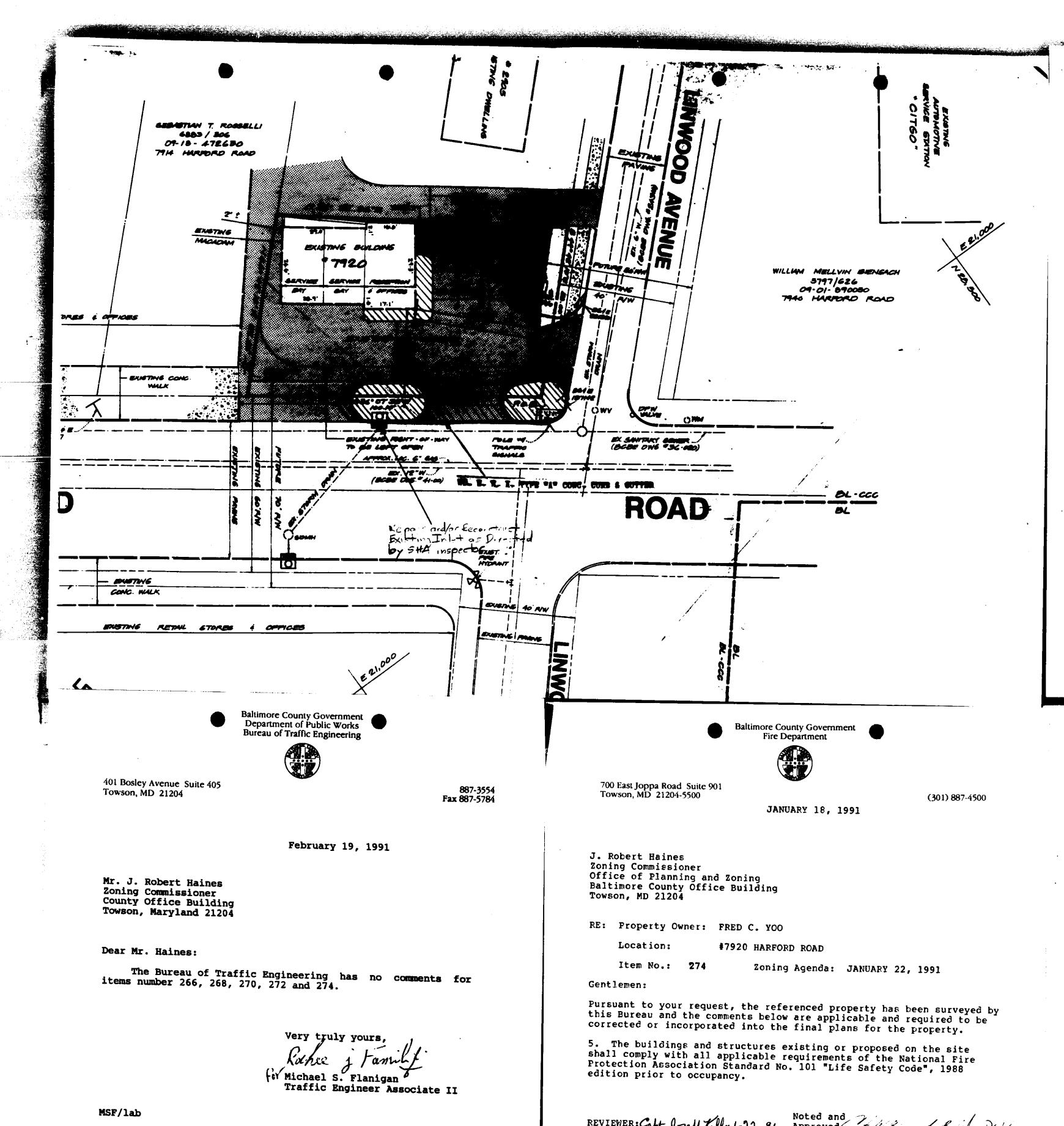
IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS. PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

JED: jw

Enclosures

cc: Mr. & Mrs. Fred Yoo 3615 Stansbury Road Phoenix, MD 21131



Special Inspection Division

JK/KEK

received

Maryland Department of Transportation State Highway Administration

O. James Lighthizer Secretary Hal Kassoff Administrator

February 7, 1991

Mr. J. Robert Haines **Zoning Commissione** County Office Building Towson, Maryland 2120-Att: James Dyer

Re: Baltimore County Fred C. You Property Zoning meeting 1/22 W/S Harford Road MD 147 at Linwood Avenue Item #274

Dear Mr. Haines:

We have reviewed the submittal for a special hearing to approve a change in the use from a gasoline service station, to a full service automotive garage and offer the following:

We have enclosed a revised plan showing the closure of one entrance and all required improvements along Harford Road.

We request these revisions be made prior to a hearing date being set.

If you have any questions, please contact Larry Brocato (333-1350).

My telephone number is 333-1350 Teletypewriter for impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717 BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner

Self Self-Company of the Self-Company of the Self-Company of the Company of the C

DATE: February 1, 1991

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Yoo Property , Item No. 274

The petitioner requests a Special Exception for a full service automotive service garage; and a Special Hearing to approve a change

In our review of the petitioner's request, staff analyzed site characteristics including landscape treatment, proximity to a residential use, parking, and screening.

The applicant proposes a minimal amount of landscaping; however, due to the size of the site, an adequate landscape treatment would be difficult to develop.

A residentially used property, located within 50 ft. of the proposed use, could not be properly screened because of site constraints.

The plat indicates only three (3) parking spaces and no area for the storage of damaged or disabled vehicles.

The proposed use would result in an overuse of the property. In addition, since only three (3) parking spaces are proposed, staff is concerned that this deficiency may further exacerbate existing parking problems along this portion of Harford Road.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM274/ZAC1

DICKEE M. HOWARD WILLIAM N. BUTLER LAWRENCE A. MELFA

ROBERT W. TAYLOR, JR.

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 23, 1991

FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for January 22, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 266, 270, and 274.

For Items 268, 275, 276 and 277, the previous County Review Group Comments are still applicable.

For Item 272, the driveway location shown would require the relocation of Fole #140031. Also, an extension of the public sanitary sever in Ellinwood Road or Hazelwood Avenue may be required to serve this property.

> ROPERT W. BOWLING, P.E. Chief Developers Engineering Division

RWB : ε

LAW OFFICES HOWARD, BUTLER & MELFA P. A.

401 ALLEGHENY AVENUE Towson, Maryland 21204

(30)) 337-0900 (30) 337-0916

January 25, 1991

ATTN: Robert J. Haines Baltimore County Zoning Commission County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

> RE: Petition for Special Hearing Petition for Special Exception 7920 Harford Road File No.: 274

Dear Mr. Haines:

I am requesting an expedited approval of the abovecaptioned location as an automotive service garage. Mr. and Mrs. Yoo purchased the above location on July 25, 1990 with the intention of using the property as an automotive service garage. It was only after purchasing the above location and applying for a use and occupancy permit that Mr. Yoo became aware that the property was not properly zoned for its proposed use. Although the location had been formerly used as a gasoline service station. Mr. and Mrs. Yoo must continue to make payments on the mortgage encumbering the property of \$1,518.65 per month. Every month that they are required to continue making these mortgage

Accordingly, if any hearing dates open up prior to the normal three month period from the date of filing (1-9-91), I would appreciate it if Mr. and Mrs. Yoos' Petitions could be considered for that hearing slot. The time estimated for the hearing is one-half hour.

payments without the benefit of any income coming in from the

location works a financial hardship on Mr. and Mrs. You.

If you have any questions regarding this application of Mr. and Mrs. Yoos' situation, please do not hesitate to call.

Very truly yours,

Howard, Butler & Melfa

RWTJR: law

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL 179	OTESTANT'S
Zoning Commissioner Office of Planning and Zoning County Office Building	EXHIBIT 1 91-307 April 1, 1991 51/1X
Towson, Haryland 21204 Zoning Item 1 274, Zoning Advisory Committee Meeting of 1/22/9/	We the undersigned object to the proposed change in Sozing to allow a
Property Owner: Fred C. You et ux	Full Service Garage to open at the 7820 Harford Read location in Parkville, Md.
Location: 7920 Harford Read District: 9 Water Supply: metro Sewage Disposal: metro	Living in the immediate vicinity of the proposed Garage, our objection is based
COMMENTS ARE AS FOLLOWS: () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment	on the fellowing conditions which would provail from the use of the properity
for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.	as a full service garage: Fumes, moise, interruption to the quite enjoyment of my home properity. The garage has been closed for 1 year and during the closed
Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.	period living in the vicinity has been much more enjoyable as we did not have to
() A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or	live with the above objectionable conditions.
process which exhausts into the atmosphere. () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation	NAME ADDRESS
which has a total cooking surface area of five (5) square feet or more.	Mr. Leo F. Minton 2905 Linwood ave 21234 Margaret E. Minton 2905 Linwood ave 21234 Margaret E. Minton 2905 Linwood are 21234
() Prior to approval of a Ruilding Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval	Angela E. minton 2905 Linwood ave 21234 Margaret E. Minton 2405 Linwood are 21234
Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.	1 7 -
() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and severage facilities or other appurtenances pertaining to health	Elyaberth Helig 2906 Linicol ave. 21234 Men 2324
and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information.	The limit 2908 Linwood AVP 21234
contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315. () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations	Strans de 263 12 Www Arx 2234
For more complete information, contact the Division of Maternal and Child Health. If lubrication work and oil changes are performed at this location, the method providing for the elimination	Howani Kin Dudden 2901 Linward Ave 21234
or waste oil must be in accordance with the State Department of the Environment.	sysan C Dudderan 2901 Linund Ave 21234
() Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775.	Jackie Checks 292 Linwood Aug. 21234
() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the	m. C. Mey 2831 Linwood ave 21234
contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.	R.E. Venthauston ZE14 Linux Ave 21234
() Soil percolation tests, have been, must be, conducted. () The results are valid until () Soil percolation test results have expired. Petitioner should contact the Division of Water	Talkleen Ostanian 2810 LINWOOD Ave. 21234
and Sewer to determine whether additional tests are required.	Christine CHanier 381C Linuxed Ave. 2124
() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.	Archia J. M. Evin 2809 Linux of the 21234
() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until	7/1/2012 0. 19 with 3001 x/2009 /100. 31-39
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.	
() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacterio- logical and chemical water samples.	
() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management	
at 887-3980. () In order to subdivide this property, the owner or developer will be required to comply with the subdivision	
regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.	
directed to sanitary sewer via oil separator	
directed to samplary sewer via oil separator	
BUREAU OF WATER QUALITY AND RESOURCE	
MANACEMENT	
0//20 0/0000 00000000000000000000000000	
The state of the s	POSPIA CONTRACTOR OF THE POSPIA CONTRACTOR OF
11 000 00 00 00 00 00 00 00 00 00 00 00	
100000000000000000000000000000000000000	200
OGO	
	BL-CCC/
0 00000	
	CATO D
	OBUFFER O O O O O O O O O O O O O O O O O O O
Masterial Company of the Company of	
BM	
- 21/18° 4 0° 5/18° 6 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
80110 m 0 0160 0 00 00 00 00 00 00 00 00 00 00 00 00	/// N. YA
7/100° 25/10 20/10 20/10 20/10 20/10	200 SCALE &
CON SIE SITE TO SELECTION OF THE SELECTI	ZONING MAP
-1 " " " " " " " " " " " " " " " " " " "	
ROJAN LA MILA	(NE 8D)
~ \ -\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	#274

PETITIONER(S) EXHIBIT 2) SPHX

PETITIONER(S) EXHIBIT

91-307 5PHX



	• 91-307 SPHX		
PLEASE PRINT CLEARLY PETITIONER(S	S) SIGN—IN SHEET	PLEASE PRINT CLEARLY PROTESTANT (S	91-3075PHX s) sign-in sheet
Mame in McKee ired You	5 SHAWAN 12D HUNT VALLEY, MIS. 2615 Stansbury Will Rd Phoenic Med	Michael Amick	2905 Linual DVR 2/234 2906 Dinual DVR 2/234 2908 Linual Avr. 2/234 2806 Wilson Ave 2/234

